

## **ECONOMIC DEVELOPMENT COMMITTEE MINUTES**

June 10, 2015

The North Ogden Economic Development Committee (EDC) met on June 10, 2015 at 6:00pm in the Council Chambers of the Municipal Building, 505 East 2600 North, North Ogden City, UT 84414. Notice of time, place and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on June 5, 2015.

### **Present:**

Joan Brown	Resident
Christian George	Resident
Mike Carter	Resident
Jenice Jones	Business Owner
Jim Urry	Council Member
Lisa Dahl	Resident
Shawn Maynard	Business Owner (arrived at 6:53pm)

### **Staff:**

Brent Taylor	Mayor
Annette Spendlove	City Recorder/HR Director

### **Excused:**

Lynn Satterthwaite	Council Member
Kirk Chugg	Resident
Brandon Toyn	Branch Manager, Zion's
David Gordon	Business Owner/Resident

Mayor Taylor called the meeting to order at 6:17 p.m. Mike Carter offered the invocation and led the audience in the Pledge of Allegiance.

### **CONSENT AGENDA**

#### **1. CONSIDERATION TO APPROVE THE APRIL 22, 2015 ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES**

**Joan Brown made a motion to approve the consent agenda. Christian George seconded the motion; all voted in favor.**

## **AGENDA**

### **1. PUBLIC COMMENTS**

There were no public comments.

Jenice Jones stated that there is a quarterly Gov QA email that provides subscribers with information about open employment positions or business deals and coupons; she has clicked on the links to access information and the links go nowhere. She added that she has also tried to put coupons on the email and has been unsuccessful. She suggested that the email be eliminated if it cannot be fixed because she feels it is embarrassing. Mayor Taylor stated he will look into who is operating it and determine if it can be fixed or eliminated.

Joan Brown stated she was glad to see Mayor Taylor comment about the families from North Ogden, Harrisville, and Pleasant View that were affected by the boating accident at Bear Lake; she thanked him for expressing sympathy on behalf of the City.

### **2. DISCUSSION ON BEAUTIFICATION ITEMS**

Mayor Taylor reported the City Council approved the beautification plan in the tentative budget and he is hopeful it will receive final approval next Tuesday.

Shawn Maynard reviewed bids that he has received for beautification items and it is appropriate to decide upon design of the beautification items and total cost. Mayor Taylor asked for volunteers to work on a smaller sub-committee to deal with design of benches, planters, and molded trash cans. Lisa Dahl and Jenice Jones volunteered to participate on a sub-committee. Mayor Taylor asked that the sub-committee decide upon three designs to bring back to the entire group at the next meeting.

### **3. DEVELOPMENT OF PUBLIC ART PLANS**

Mayor Taylor noted the committee talked about public art plans during past meetings and a budget has been included in the tentative budget for that concept as well, so it may be necessary to determine the types of public art displays that will be the best fit for North Ogden. Jenice Jones stated she wrapped a utility box so that everyone can see a sample of the types of wraps she can do; wraps have a five to seven year life span. The group engaged in a discussion about the images that should be included on the wraps, ultimately concluding to use a variety of images. Mayor Taylor asked Jenice to bring some options to the group during the next meeting for consideration.

The group then engaged in a brainstorming session regarding other public art installations that would be appropriate for North Ogden.

#### **4. DISCUSSION ON CHALK ART FESTIVAL**

Mayor Taylor stated it is necessary to decide upon an organization or individual to coordinate the chalk art festival; the organization must be comfortable donating proceeds to a selected charity. The group suggested names of individuals or members of arts departments at local schools. Mike Carter stated some charities have the ability to organize such an event or there may be a local business that would be willing to become involved. Mayor Taylor stated he will work on some of these ideas prior to the next meeting in hopes of being able to provide the group with an update.

#### **5. UPDATE ON ECONOMIC DEVELOPMENT PLANS**

Mayor Taylor presented a development concept for the property south of the old Country Boy Dairy; the property will include a senior care facility and a senior living community and there is a proposal to locate a mixed use development to the north. He reviewed the design of the care facility and stated that the same materials will be used on all components of the project.

Joan Brown inquired as to the time frame for the development. Mayor Taylor stated that the City currently does not have a zone that allows mixed use development, but the Council is considering such an ordinance at this time. The developer is ready to begin work as soon as a zone is approved, but work on the care facility will begin in September and take a little over one year to complete. He stated he feels the project will be a great addition to the City. He then reviewed the site plan for the entire 25 acres and highlighted the uses that the developer would like to include in the mixed use portion of the development, including commercial, service oriented businesses, retail, and residential components. There will be a trail that will provide connectivity throughout the development.

Joan Brown inquired as to what is holding up the extension of 1700 North west of Washington Boulevard. Mayor Taylor stated the project is underway, but is progressing slowly and will not be completed for a few more months.

Discussion then centered on the residential components of the development, with Mayor Taylor noting he is pleased that all townhome units in the development will be owned and managed by one person who will oversee leasing and property management. He noted the project will be different from the type of project constructed in North Ogden before, but he reiterated he feels it will be a good project. He stated it will increase the population of the City, which will ultimately benefit the commercial businesses in the City.

Christian George asked if there will be covered parking for the residential units. Mayor Taylor stated that is yet to be determined, but it will be discussed by the Planning Commission and City Council. He then stated that he would like to have a project similar to the Park at Day Dairy project in Draper because it includes quality commercial and residential components with adequate parking. He stated the good thing about the zoning ordinance that is being recommended to the Council is that it puts all control in their hands and they will have the

opportunity to approve a development agreement for each mixed use project; if the Council does not like the project they do not have to approve the zoning or the development agreement.

The group had a general discussion about the project with several members indicating they feel it will be a catalyst for new development or redevelopment of other areas of the City. Mike Carter asked if the City has discussed the project with the Weber County School District to determine if an additional elementary school will be needed in the area. Mayor Taylor answered no and indicated that the City is currently working with the school district on the creation of commercial development area (CDA) which would require the district to forego their portion of tax increment for a defined period of time. He added he feels any children living in the area could attend Green Acres Elementary since it is currently at 75 percent of capacity.

Mayor Taylor then reviewed a development proposal for the corner of Washington Boulevard and 2600 North, which includes redevelopment of the old Smith's building. He noted much of the information regarding potential tenants is still confidential and he cannot share it, but he noted the plan calls for the redevelopment of the America First Credit Union building to locate a different business on Washington Boulevard. He facilitated a discussion with the group regarding their feelings about the proposal and there was a focus on accessibility to the site. Mayor Taylor then reviewed a diagram illustrating how the development could look like from an aerial view. He noted that a new requirement included in the proposed update to the General Plan is for all commercial buildings on Washington Boulevard and 2700 North to be two stories in height to provide more of a downtown feeling. Mike Carter stated it will be necessary to place an emphasis on the type of design where the back of the building does not look like the back. Mayor Taylor agreed and concluded by reviewing illustrations of different angles of the development, after which he solicited continued feedback from the group.

Lisa Dahl expressed her concern that the proposed development could negatively impact any redevelopment opportunities for the North Ogden Plaza (King's). Others disagreed and stated they felt there would still be good redevelopment opportunities for the Plaza. Discussion then re-focused on access to the site and the characteristics of the area that would make pedestrian or bicycle access difficult. Mayor Taylor stated those issues will need to be addressed as the developer is very focused on making a walkable community. Discussion also centered on the requirement to build two story buildings along Washington and 2700 North, with several members indicating they do not feel that type of use will thrive in the area because it can be difficult to rent upper level space and developers may stay away for that reason. Mayor Taylor stated he feels the key to making the development successful is to locate great tenants there that will draw in patrons from other cities regardless of the type of development that may occur further to the west near the freeway. Jenice Jones agreed and stated that in order to do that the developer needs to identify a theme for the development that will make it unique and attractive.

Christian George indicated he feels 2550 North should be improved in order for it to be more walkable and that it should include a bike lane. He stated he feels trail connectivity is actually key to making the entire downtown area more walkable and attractive. Others echoed the recommendation to move the bike lane to 2550 North rather than locate it on 2700 North. Mayor Taylor noted the developer has indicated he plans to use 20-foot sidewalks throughout the development. Jim Urry stated he does not believe that is accurate because 20 feet is much wider

than he has ever seen in another redevelopment. Mayor Taylor stated both sides of the sidewalk would contain landscaping strips and likely only 10-feet of the sidewalk would be usable. Discussion on the development concluded with a continued focus on promoting walkability within the development.

Mike Carter stated that if there is housing within the development, there may be some incentives for subsidized art housing for students or artists and there is quite a bit of grant money for it. If the developer can tap into that funding source they can create small areas where artists live and have a studio space and they could display their art at the development; this would encourage patrons to walk through the development.

## **6. DISCUSSION OF PROPOSED COMMUNITY DEVELOPMENT AREA (CDA)**

Mayor Taylor stated this item will be discussed at the next meeting because it could become a fairly lengthy discussion.

## **7. PUBLIC COMMENTS**

There were no public comments.

## **8. ECONOMIC DEVELOPMENT COMMITTEE/STAFF COMMENTS**

Mayor Taylor asked for recommendations for names of new committee members. There was a brief discussion about residents or business owners that may be good members, such as Dan Nixon, Jonene Ficklin, Kurt Larsen, and Rochelle Scothern. Mayor Taylor asked members of the group to email him any recommendations they may have.

There was a discussion about reuse of the carbon fiber building, with Mayor Taylor stating he has nothing to report regarding that project.

Shawn Maynard inquired as to whether there are plans to spend money on flags or vertical banners on light poles in the downtown area. Mayor Taylor stated that was not included in the budget.

The group discussed the meeting schedule for upcoming meetings, determining to hold the next meeting on July 1 at 6:00 p.m.

## **9. ADJOURNMENT**

**Christian George made a motion to adjourn the meeting. Jim Urry seconded the motion; all voted in favor.**

The meeting adjourned at 8:20 p.m.

---

EDC Chairman

---

EDC Secretary

---

Date Approved